



Z20-0083 & OCP21-0001 Multiple Addresses

Rezoning and OCP Amendment Application



Proposal

- ▶ To rezone 70 properties in the Hospital Area to the RU7 – Infill Housing zone in accordance with previous Council direction;
- ▶ And to change the future land use designation of these lots to SIH – Sensitive Infill Housing to accompany the change in zone.
- ▶ Also, to consider rezoning 44 additional properties to the RU7- Infill Housing zone that had previously been identified as having high potential to be incorporated in the zone.

Development Process

Sept. 18, 2021

Development Application Submitted



Staff Review & Circulation



Mar. 9, 2021

Public Notification Received



Mar. 22, 2021

Initial Consideration



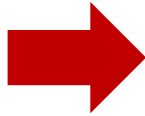
Public Hearing
Second & Third Readings



Final Reading
DP & Variances

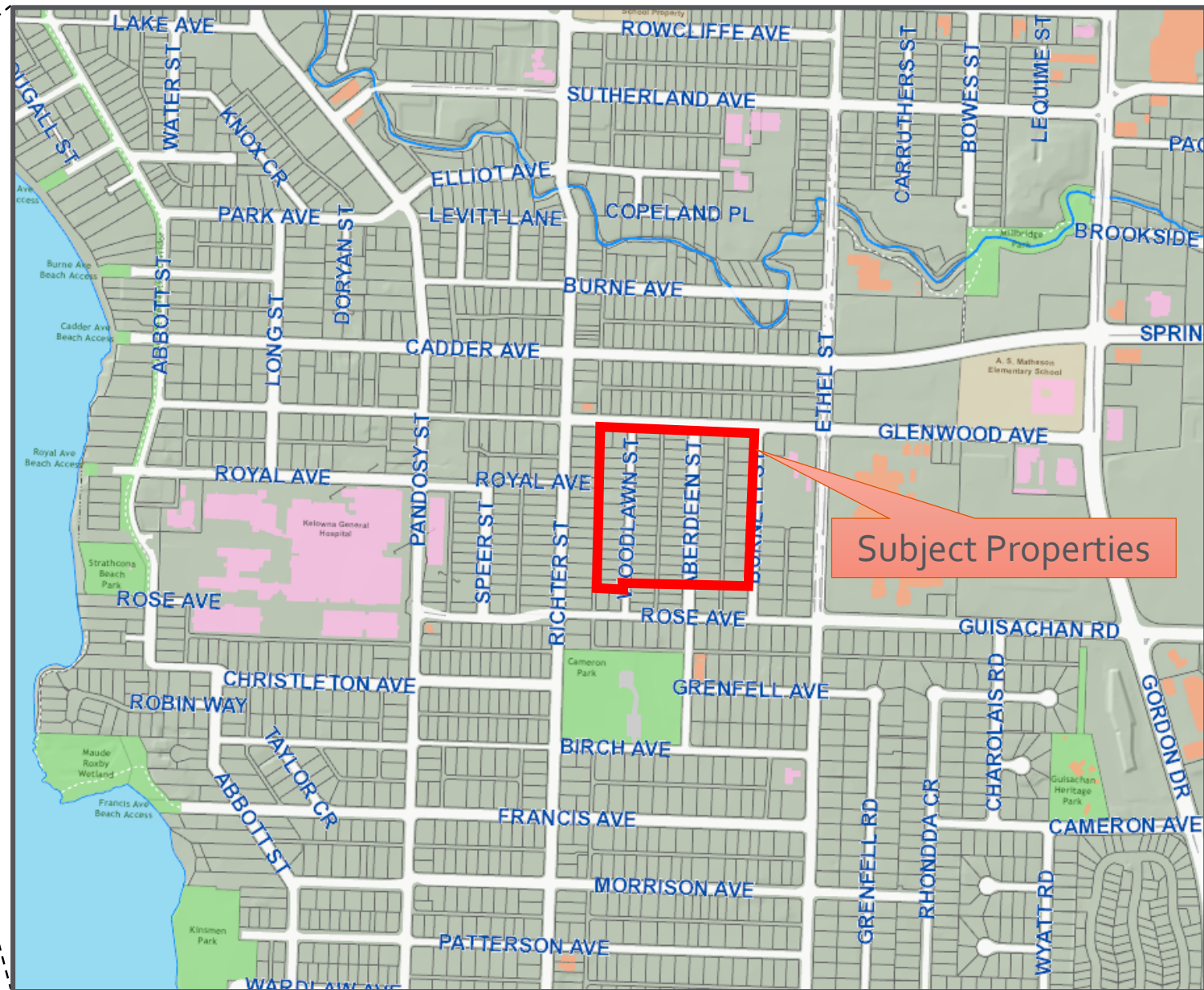
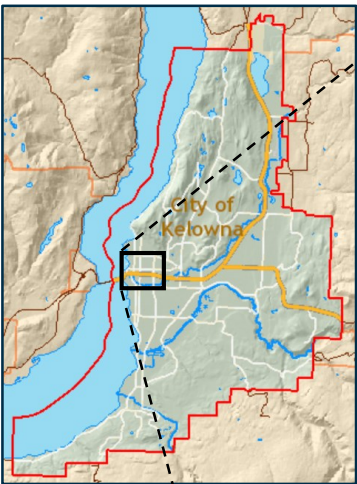


Building Permit

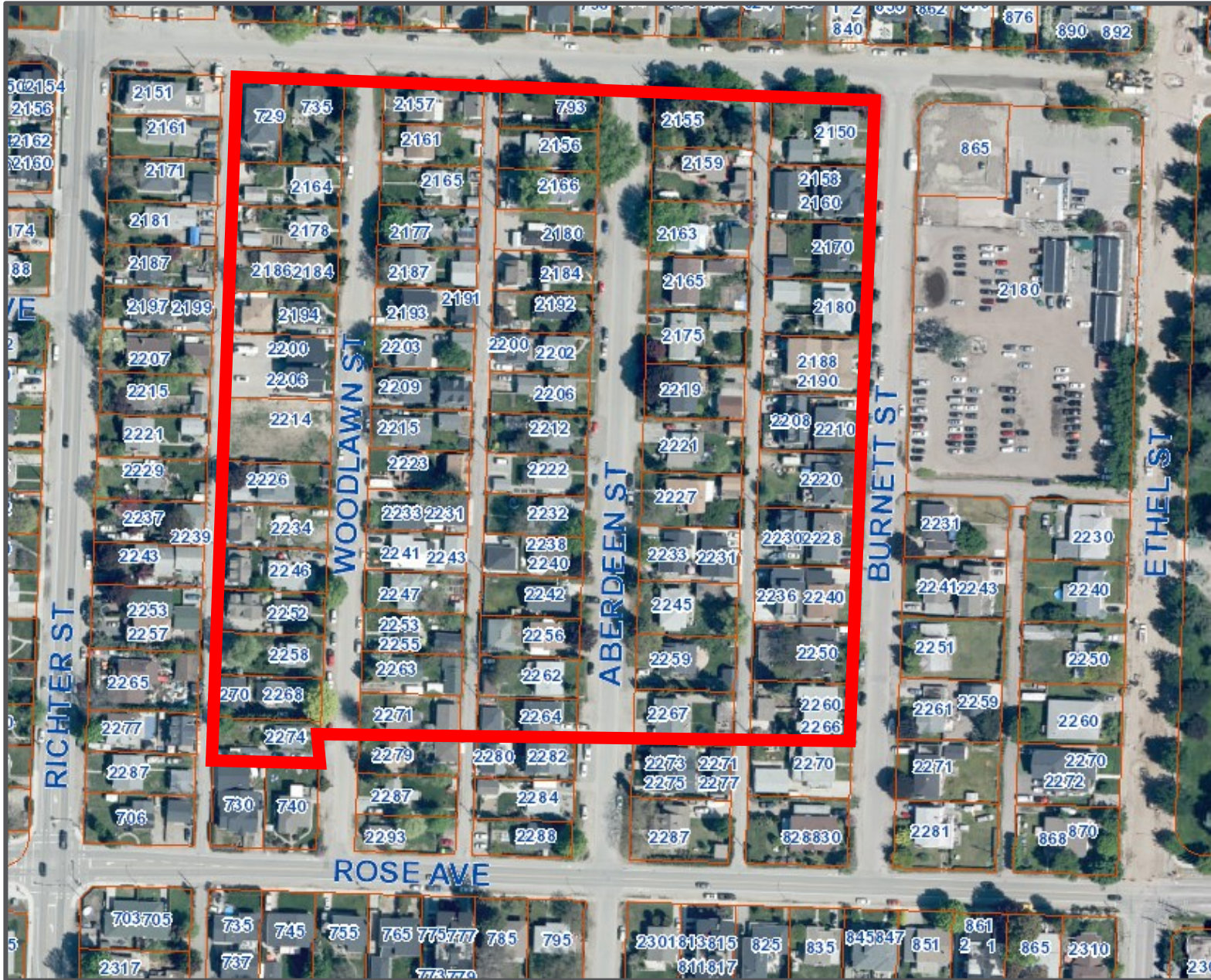


Council
Approvals

Context Map



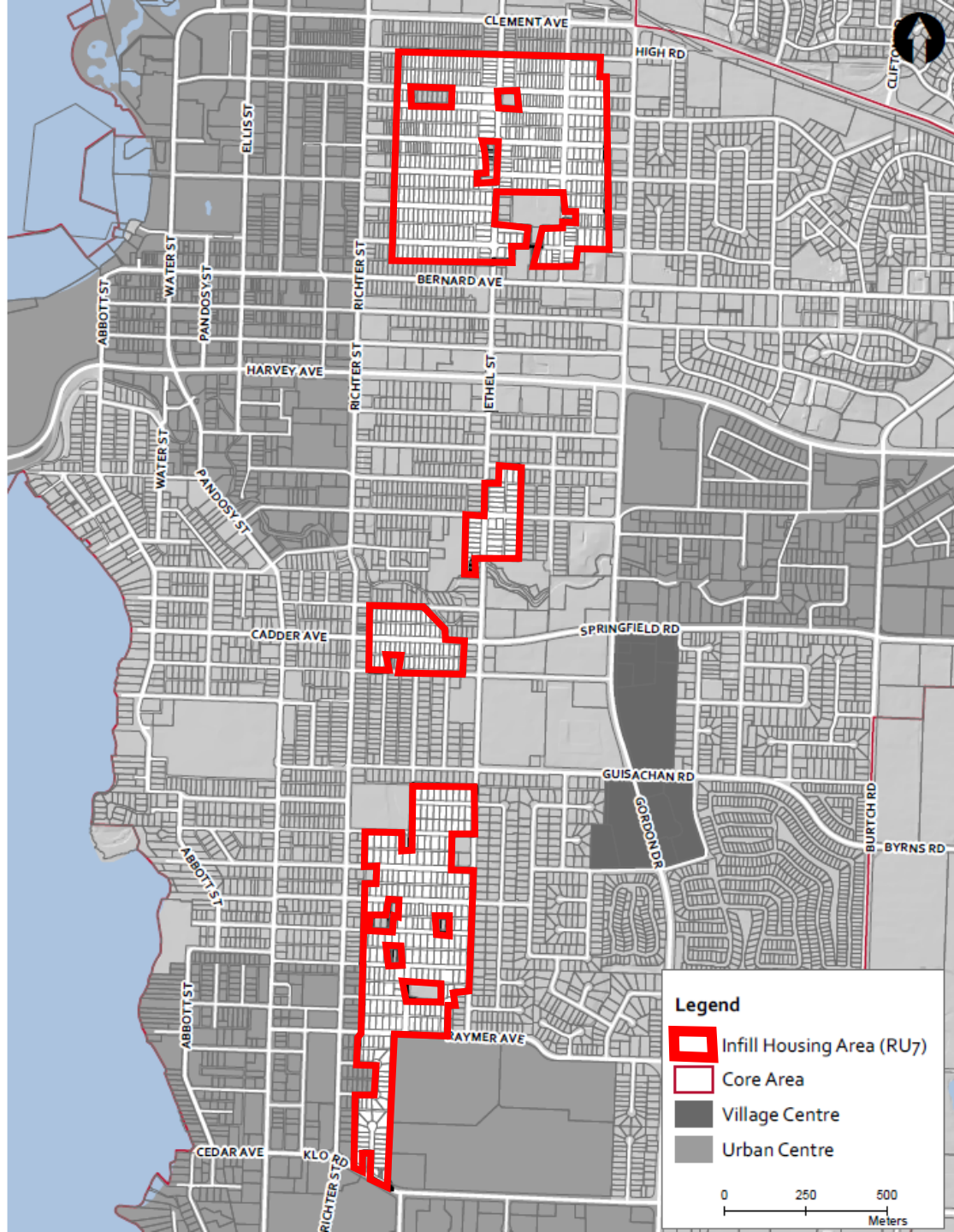
Subject Property Map



Background

- ▶ On January 16, 2017, Council adopted the RU7 – Infill Housing zone and its associated design guidelines and processes.
- ▶ The RU7 zone was designed to better accommodate a diversity of housing forms, better known as ‘missing middle’ housing
 - ▶ RU7 allows for up to 4 dwellings on a lot
- ▶ On January 16, 2017, Council also rezoned over 800 properties in the city to the new RU7 zone
 - ▶ Downtown & South Pandosy

Properties Originally Zoned RU7



Background

- ▶ Numerous other properties were identified as having high potential to be rezoned to RU7
- ▶ A significant number in the vicinity of the Kelowna General Hospital (KGH).
- ▶ Staff were then planning a comprehensive plan for the Hospital Area, and it was decided to wait until the Hospital Area Plan (with associated public consultation) was complete to determine which properties to recommend rezoning to RU7

Background

- ▶ Once complete, the Hospital Area Plan determined that 70 properties are appropriate to be rezoned to RU7 at this stage
- ▶ The 70 properties were presented to Council on January 28, 2019
 - ▶ Council endorsed the Staff recommendation to rezone these properties
- ▶ Updated consultation with Dev. Engineering Dept. confirms the additional density can be accommodated in the area
 - ▶ May be an opportunity to include some green infrastructure as redevelopment occurs to handle stormwater drainage

Project/technical details

- ▶ It is now asked that Council give 1st and 2nd Reading to the Bylaw to rezone these properties to RU7
 - ▶ With accompanying OCP Amendment to SIH – Sensitive Infill Housing
- ▶ And that the Bylaw be forwarded to Public Hearing

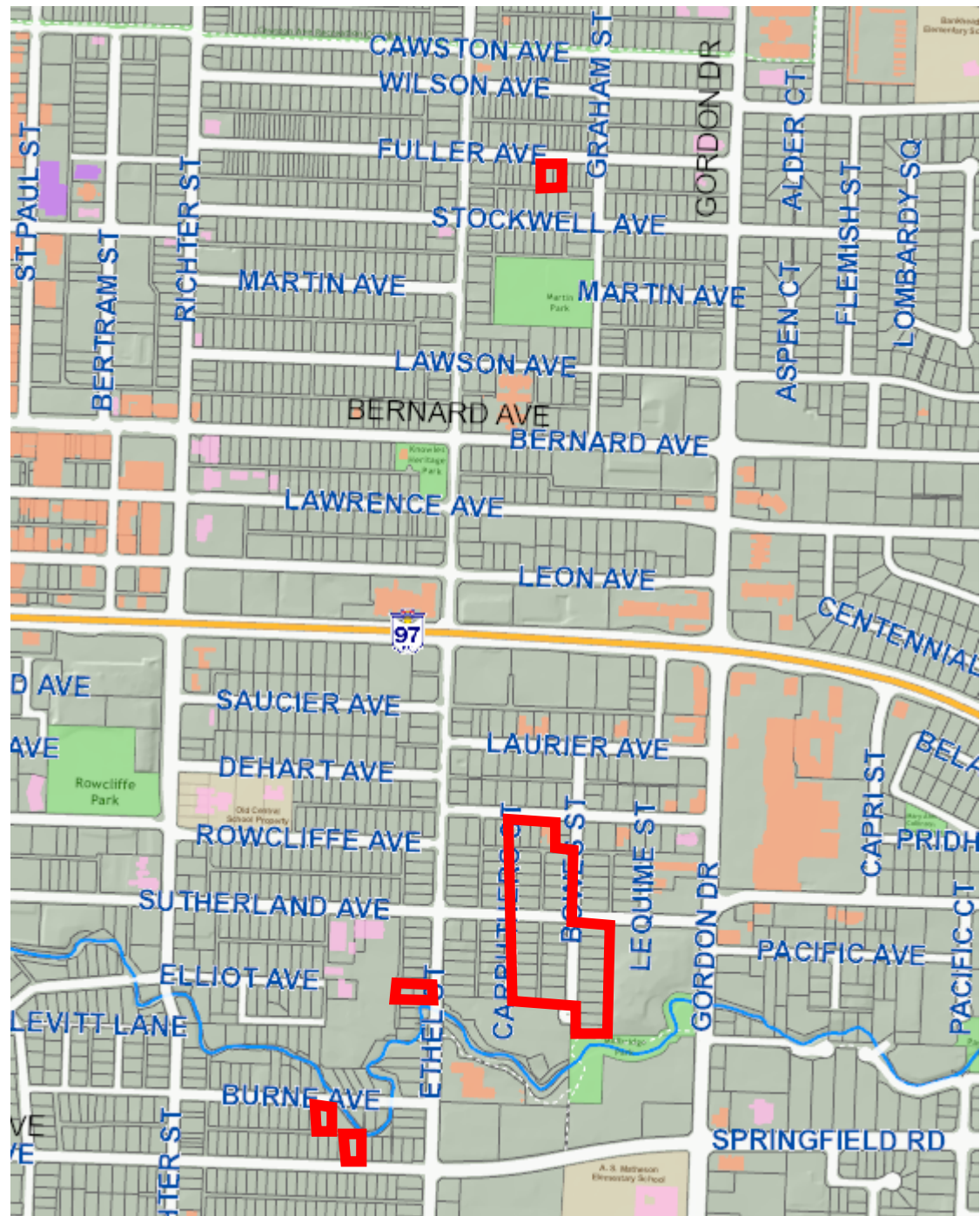
Additional Properties

- ▶ Several other properties in neighbourhoods near Downtown were also identified early on as having high potential to be rezoned to RU7
- ▶ For site specific issues, it was decided to wait until a further review of these properties could be completed before any might be recommended to be rezoned to RU7
 - ▶ Lot size
 - ▶ Access to a laneway
 - ▶ Proximity to major corridors
 - ▶ Proximity to community amenities
 - ▶ Complications caused by proximity to Mill Creek

Additional Properties

- ▶ After review, 44 additional properties have been identified as being appropriate to be incorporated in the RU7 zone.
- ▶ These properties are shown in the Map below:

Additional Properties



Additional Properties

- ▶ Staff recommend the property owners of these lots be consulted regarding the proposed rezoning
- ▶ Staff would then report back to Council with the results of the public consultation process, and further recommendations for moving forward

Development Policy

- ▶ Rezoning properties to RU7 in select areas:
 - ▶ Promotes compact urban form as it makes use of existing infrastructure
 - ▶ Promotes sensitive infill in areas previously confined to single and two unit housing

Staff Recommendation

- ▶ Staff support rezoning the 70 properties in the Hospital Area to RU7
- ▶ Additionally, Staff are in favour of beginning public consultation with the property owners of the 44 additional properties identified as being appropriate to be rezoned to RU7



Conclusion of Staff Remarks